



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
November 20, 2014
Minutes
Approved

In Attendance:

Sally Winterton, Jim Dewees, Ken Engle, Chad Adams, Derald Hay,
Josh Hagadorn, P.E. – Gilmore & Associates;
Chris Williams, P.E. – McMahon Associates;
Cary Vargo, Township Manager

Sally Winterton called the meeting to order at 7:30 p.m.

Ewing Tract – Conditional Use Approval Amendment

Alyson Zarro, Esq. – Riley Riper Hollin & Colagreco, Mike Downs – Toll Brothers, Mark Thompson, Civil Engineer – Taylor Wiseman Taylor, and Guy DiMartino – Traffic Planning & Design, were in attendance to present and discuss Toll/Orleans' application to amend the Ewing Tract Conditional Use Order dated August 19, 2002, Condition 12.1.2, seeking permission to eliminate a connection from Sunderland Avenue in Upper Uwchlan Township through to Eagle Farms Road in West Vincent Township.

The Ewing Tract is located in the south-eastern portion of the Byers Station development and is bisected by the Upper Uwchlan and West Vincent Township boundary. West Vincent approved the development in their Township without the street connection.

Guy DiMartino presented a traffic study conducted June 18, 2014 that suggests the current road system in Upper Uwchlan Township is sufficient to serve the Ewing Tract homes in Upper Uwchlan and the additional 40 homes in West Vincent Township. Eagle Farms Road, in West Vincent Township, will be completed from Fellowship Road to Byers Road in Spring 2015.

Mark Thompson advised constructing the connector road would involve crossing a stream and wetlands, and impact wetland buffers, woodlands, and steep slopes.

Ms. Zarro advised the request to amend the Conditional Use Order is legal in nature and so both Township plans would be the same. West Vincent Township does not have a problem with eliminating the connection.

There was a large attendance of Byers Station and Ewing residents. Comments offered included:

1. The through-street was used as a sales pitch when purchasing the homes;
2. Lengthy wait times at the intersections in Upper Uwchlan at this time;
3. Both Townships' Supervisors should discuss the issue;
4. The Byers Station Homeowners Association opposes this request;

Planning Commission members are concerned with the length of the roadway from Station Boulevard/Sunderland Avenue. Without the connection, does the length of the roadway comply or conflict with Upper Uwchlan's land development requirements.

Chad Adams moved, seconded by Ken Engle, to deny the request to amend the Conditional Use Order of August 19, 2002. The Motion carried with four in favor and one abstention (Hay).

Sally Winterton advised the Traffic Engineer that they should conduct the traffic study during a regular school day.

Approval of Minutes

Chad Adams moved, seconded by Derald Hay, to approve as presented the minutes of the October 9, 2014 Planning Commission Meeting. The Motion carried unanimously.

Open Session

No comments were offered.

Sally Winterton announced the next Planning Commission meeting is scheduled for December 11, 2014, 7:30 p.m.

Adjournment

Chad Adams moved to adjourn at 8:55 p.m. So moved.

Respectfully submitted,
Jim Dewees, Planning Commission Member
Cary Vargo, Township Manager